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## Duplex workshop on the top floor to be reinterpreted near Martyrs

Paris , Paris , Paris Ile-de-France



**€1,050,000**

inc. of agency fees

2 Beds      1 Baths      90 sqm

A raw gem like we come across less and less in Paris. This 95.54 m2 (85.14 m2 Carrez) workshop to be reinvented occupies the last two floors, accessible by elevator, of a former theater costume factory,...

### At a Glance

<b>Reference</b>	MFH-PARIS6614-C3	<b>Near to</b>	Paris	<b>Price</b>	€1,050,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	90 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A raw gem like we come across less and less in Paris. This 95.54 m2 (85.14 m2 Carrez) workshop to be reinvented occupies the last two floors, accessible by elevator, of a former theater costume factory, in the heart of the 9th arrondissement and in the immediate vicinity of rue des Martyrs and its shops. The property consists of an entrance leading to a spacious living room of 50 m2, including an open kitchen,

bathed in light thanks to the large bay windows bordering the room and benefiting from a ceiling height of 3.20 meters.

The next floor houses a large room currently used as a bedroom, which can easily be divided in two to create a second bedroom, an office space or even a bright workshop.

A spacious bathroom as well as a separate toilet/laundry room complete this level.

The combination of volumes, omnipresent light and the resolutely industrial style of the building make this place unique.

Metro Cadet Line 7

+33 6 72 07 40 95

Condominiums of 42 units (No proceedings in progress).

Annual expenses : 2600 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,050,000

### Key Information

Internal Area:	90 sqm
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### Location: Paris Ile-de-France



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